



Coronation Road | Walsall | WS4 1BE

£900 PCM

 Webbs  
estate agents

## Summary

Webbs Estate Agents are delighted to offer this immaculately presented semi-detached house for rent, situated in a popular location just a short distance from local amenities, shops, and schools.

This stunning home features a porch, hallway, lounge, kitchen, guest W.C., two double bedrooms, and a shower room.

Externally, the property boasts a sizeable enclosed garden to the rear and a driveway at the front.

Further benefiting from gas central heating and double glazing throughout.

Viewing is essential to fully appreciate the accommodation on offer.

## Key Features

- Immaculately presented
- Popular location
- Porch, hallway
- Guest WC
- Shower room
- Semi detached house
- Close to amenities
- Lounge, kitchen
- Two double bedrooms
- Garden & driveway

## Rooms and Dimensions

### PROPERTY DETAILS:

#### Porch

4'5" x 3'7" (1.348 x 1.102)

#### Hall

3'8" x 3'10" (1.138 x 1.172)

#### Lounge

12'0" (11'7" min) x 11'10" (3.683 (3.545 min) x 3.630)

#### Kitchen

12'9" (11'6" min) x 10'4" (3.892 (3.530 min) x 3.163)

#### Rear Hall

8'2" x 3'0" (2.511 x 0.915)

#### Guest WC

5'7" x 3'0" (1.709 x 0.915)

#### Landing

6'0" x 3'6" (1.846 x 1.086)

#### Bedroom One

12'9" (10'9" min) x 11'11" (3.910 (3.281 min) x 3.649)

#### Bedroom Two

10'6" x 9'9" (8'5" min) (3.209 x 2.984 (2.590 min))

#### Shower Room

5'10" x 6'6" (1.797 x 1.988)

#### Please Note





GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
100-125 kWh/m <sup>2</sup> /year <b>A</b>	100-125 kWh/m <sup>2</sup> /year <b>A</b>	100-125 g/m <sup>2</sup> /year <b>A</b>	100-125 g/m <sup>2</sup> /year <b>A</b>
125-150 kWh/m <sup>2</sup> /year <b>B</b>	125-150 kWh/m <sup>2</sup> /year <b>B</b>	125-150 g/m <sup>2</sup> /year <b>B</b>	125-150 g/m <sup>2</sup> /year <b>B</b>
150-175 kWh/m <sup>2</sup> /year <b>C</b>	150-175 kWh/m <sup>2</sup> /year <b>C</b>	150-175 g/m <sup>2</sup> /year <b>C</b>	150-175 g/m <sup>2</sup> /year <b>C</b>
175-200 kWh/m <sup>2</sup> /year <b>D</b>	175-200 kWh/m <sup>2</sup> /year <b>D</b>	175-200 g/m <sup>2</sup> /year <b>D</b>	175-200 g/m <sup>2</sup> /year <b>D</b>
200-225 kWh/m <sup>2</sup> /year <b>E</b>	200-225 kWh/m <sup>2</sup> /year <b>E</b>	200-225 g/m <sup>2</sup> /year <b>E</b>	200-225 g/m <sup>2</sup> /year <b>E</b>
225-250 kWh/m <sup>2</sup> /year <b>F</b>	225-250 kWh/m <sup>2</sup> /year <b>F</b>	225-250 g/m <sup>2</sup> /year <b>F</b>	225-250 g/m <sup>2</sup> /year <b>F</b>
250-300 kWh/m <sup>2</sup> /year <b>G</b>	250-300 kWh/m <sup>2</sup> /year <b>G</b>	250-300 g/m <sup>2</sup> /year <b>G</b>	250-300 g/m <sup>2</sup> /year <b>G</b>

England & Wales EU Directive 2002/91/EC

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